

1513 Victor Street

HOUSTON, TEXAS

± 0.46 Acres

\$1,995,000.00

PRICE
REDUCED



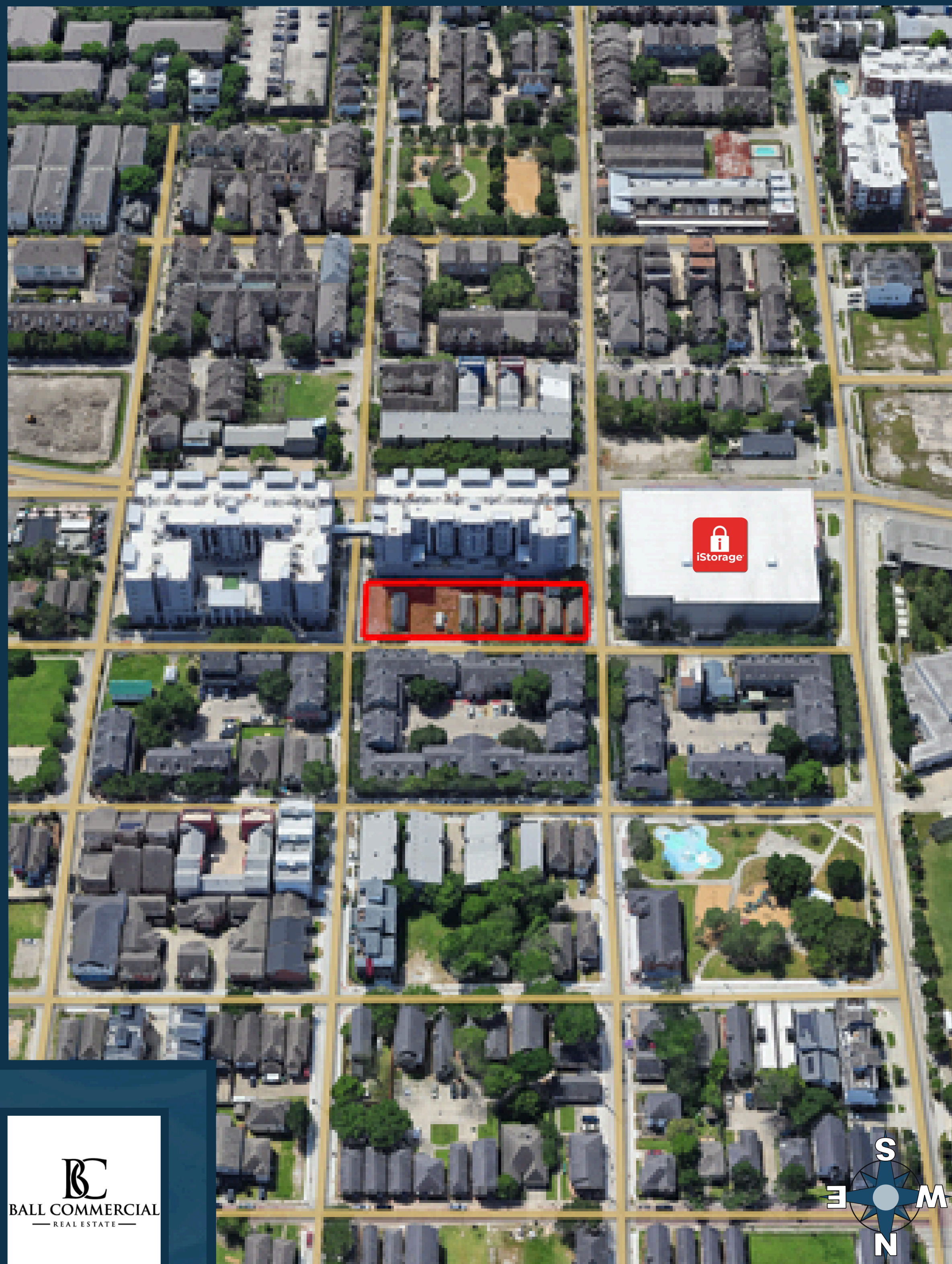
Hunter M. Ball
Founder & Principal ■ hunter@ballcre.com

Tommy Wilson
Senior Vice President ■ twilson@ballcre.com

(713) 819-1545
ballcre.com

1513 Victor Street

HOUSTON, TEXAS



Acreage \pm 0.46 Acres

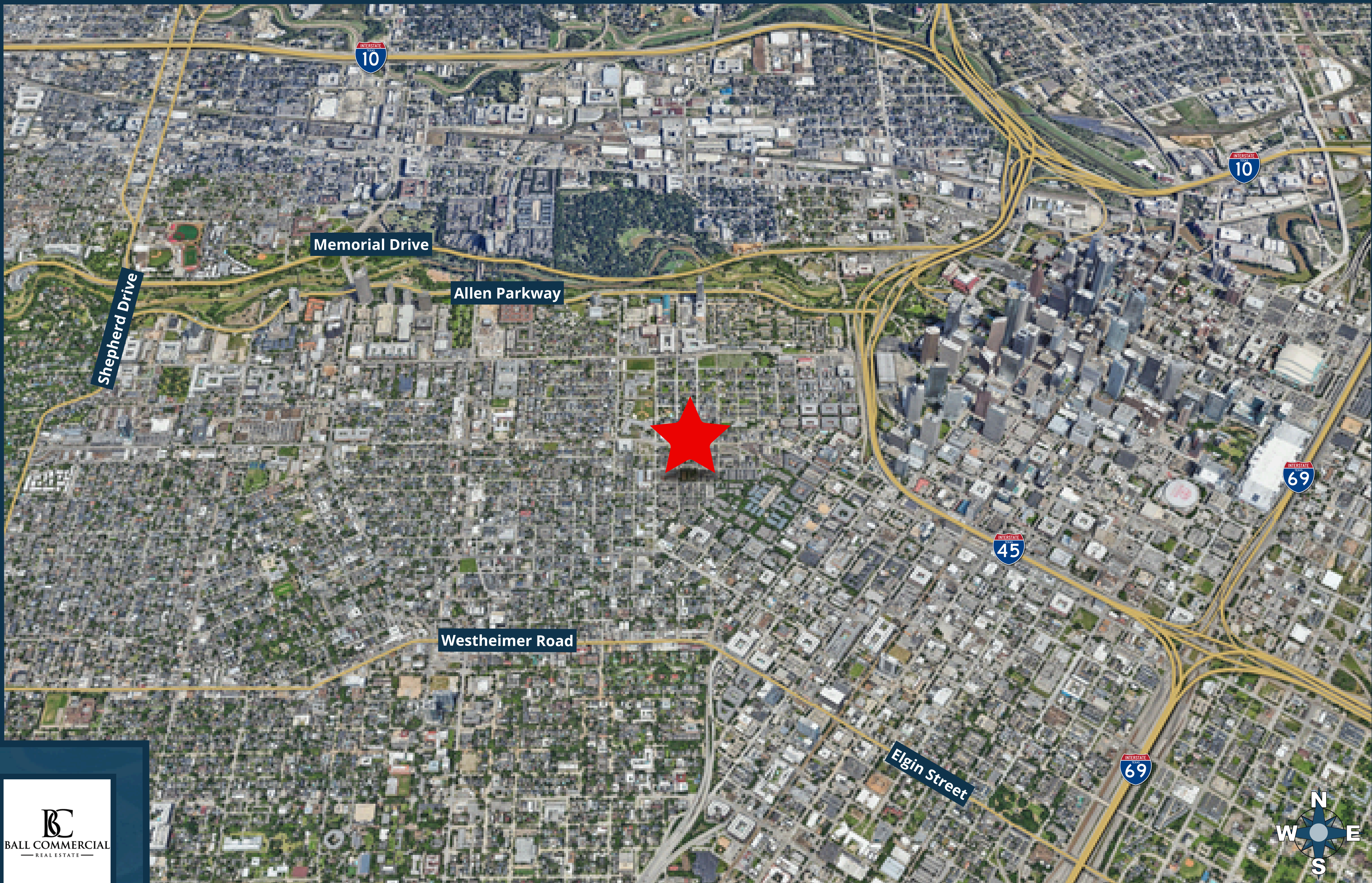
Frontage \pm 250 feet on Victor Street
 \pm 80 feet on Gillette Street
 \pm 79 feet on Bailey Street

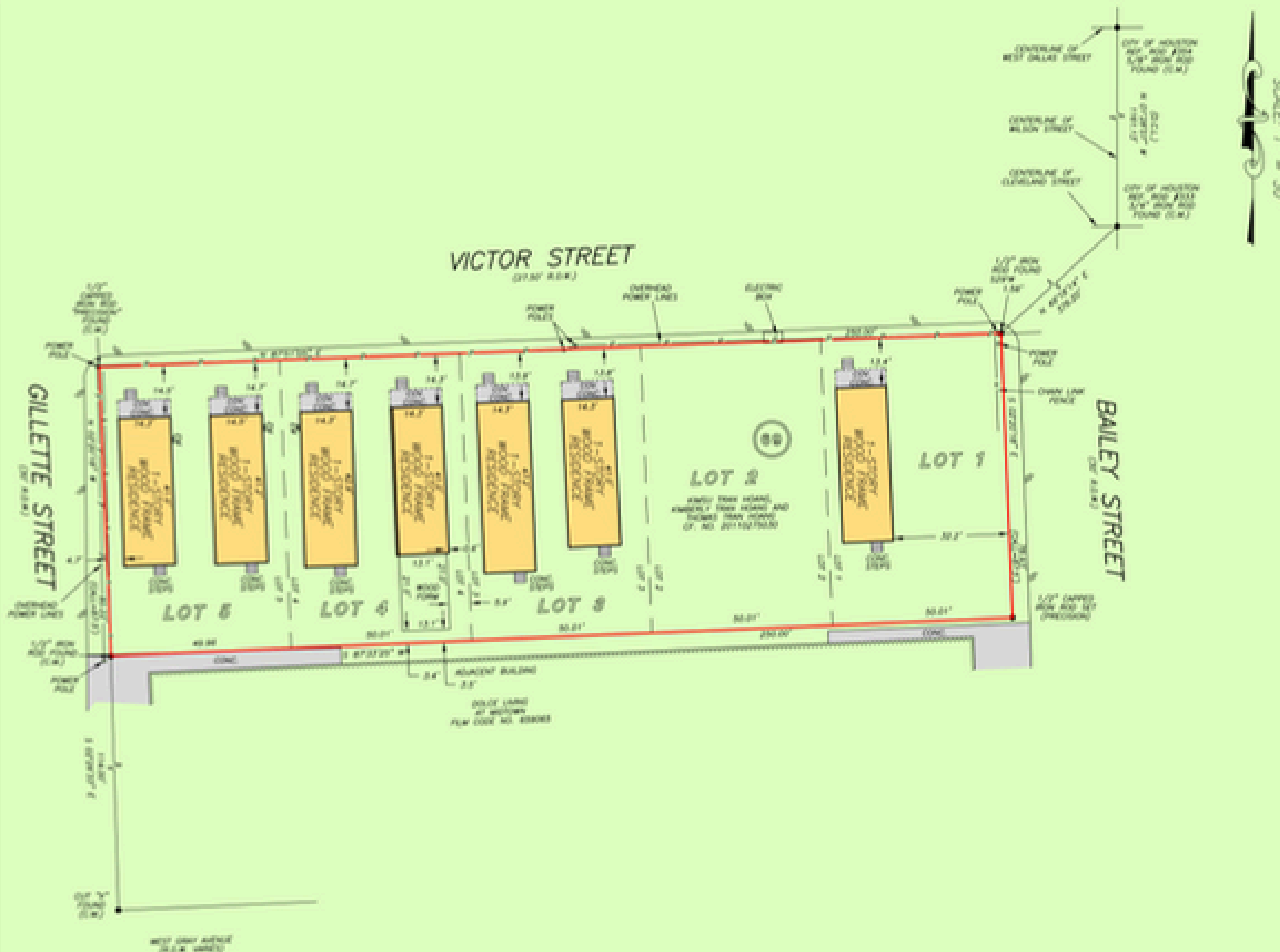
Location Hard corner in historic Freedmen's Town
Adjacent to \pm 169,000 SF self-storage facility
 \pm 0.5 miles from Interstate 45
 \pm 1.1 miles from Houston City Hall
 \pm 1.4 miles from U.S. Highway 59

Floodplain Not in the 100-year or 500-year floodplain

Best Use Commercial or residential development







OF NO. 513996 STEWART TITLE
ADDRESS: 1513 VICTOR STREET
HOUSTON, TEXAS 77019
BORROWER: HISTORIC PRESERVATION FUND L.P.

FORM SURVEY
0.4567 ACRE
A PORTION OF LOTS
LOTS 1, 2, 3, 4 AND 5
BLOCK 69
BAKER ADDITION TO THE CITY
OF HOUSTON, ON THE SOUTH
SIDE OF BUFFALO BAYOU
AN UNRECORDED ADDITION IN HARRIS COUNTY, TEXAS

NOTE: ORIGINALLY PREPARED BY THE CITY OF HOUSTON
ESTABLISHING BLOCK BOUNDARIES PER OF NO. 2-30844



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
NO. 1501, DATED 08/01/00, AS
RECEIVED 08/01/04
ZONE 1
BASED ONLY ON VISUAL EXAMINATION OF MAPS
AND RECORDS OF THE BUREAU OF LAND
MANAGEMENT WITHOUT DETAILED FIELD STUDY

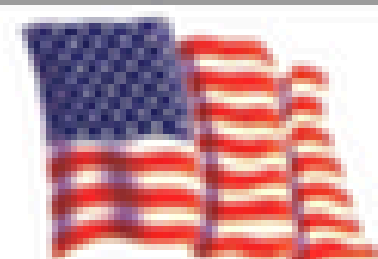
A SUBSEQUENT INVESTIGATION
MAY REVEAL THE SCOPE OF THIS SURVEY

S.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING OF NO. 1748801

(DRAWN BY: DC/HC)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THE PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
UNRECORDED ENCUMBRANCES APPEARING ON THE GROUND
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CONSIDERED TO BE A "FINAL SURVEY" AND
WARRANTY IS PROVIDED BY THE SURVEYOR AND
ATTORNEY. THIS WARRANTY IS NOT VALID
UNLESS THE SURVEYOR HAS BEEN
IN THE POSSESSION OF THE SURVEY

RICHARD S. WILLY
PROFESSIONAL LAND SURVEYOR
NO. 4419
JULY 21-27-2008
OCTOBER 21, 2021



stewart
TITLE

NANCY BAKER JONES
713-468-2000

PRECISION
surveyors

1-800-LANDSURVEY
www.precisionlandsurvey.com
281-490-1586 FAX 281-490-1587 210-829-4941 FAX 210-829-1555
400 THUNDERBOLT STREET SUITE 100 HOUSTON, TEXAS 77056 CITY OF HOUSTON AND SUITE 400 SAN ANTONIO, TEXAS 78217
FORM NO. 1004.3700